



McDowell Mountain Business Center III

PROJECT NARRATIVE

This development is proposed as a speculative industrial project to be located on approximately seven acres in the **McDowell Mountain Business Park**, an area of approximately 156 acres bounded by the Pima Freeway on the west, 94th Street on the east, Bell Road on the north and Westworld on the south. The area has been designated as a Regional Employment District on the Scottsdale General Plan since 1984. Throughout the last several years, numerous zoning cases have been processed through the City to establish both I-1 and C-3 uses for approximately eighty percent of the area. In October of 2000, the City of Scottsdale approved a zoning overlay that restricted building heights along Bell Road, and reduced lot coverage throughout the area.

Several years ago, the area completed the construction of an improvement district for streets and utilities.

In May of 2001, the Development Review Board approved a **Master Environmental Design Concept Plan** for the **McDowell Mountain Business Park**. The **MEDCP** establishes design criteria to unify the area under common design guidelines. The landscape palate contained in the **MEDCP** provides for xeriscape plant materials and a specific list of species for use in individual projects. Building materials and guidelines for their use are outlined in these Guidelines.

This project is located south of the Rio Verde Canal between 91st and 92nd streets, directly north of Westworld. The project consists of five buildings that will be phased for construction.

The site features the Rio Verde Canal and trail system to the north of the property.

The buildings will face both Westworld and the Rio Verde Canal. The service areas have been staggered and screened from the Project entrances. A two story office building is proposed at the north west of the site. The office will engage the Rio Verde Canal and the trail system that will link the Business Park.

The buildings for the **McDowell Mountain Business Center III** are designed with chamfered, recessed entrances in the facade to provide for variation in the elevations. Additionally, the corners of the structures are chamfered to facilitate truck access and to provide a reduction of scale to the buildings. Further detail has been added along glazed areas and entrances through the use of steel canopies and shade structures.

The buildings are proposed to be constructed of a combination of scored and scored split face concrete masonry units, with contrasting accent bands, visually unifying the various building elements and glazed areas. The elevations are further detailed with cultured stone piers that reflect the forty five degree angles of the main structure. The cultured stone provides a unifying element that is used throughout the McDowell Mountain Business Park. The Project is the third phase of a development which utilizes elements of the other two developments, while introducing some variation to avoid repetition.

The market has dictated the integration of second storey mezzanines, which include substantial glass areas that span between the stone piers. Aluminum storefront will be dark bronze to compliment the exposed steel elements. Glass will be solar bronze.

Integral color concrete pavers are used at project entrances to reduce the impact of asphalt parking lots. Colored concrete and exposed aggregate concrete walks will link individual buildings and the Rio Verde Trail system located north of the Project.

The color palate is of southwest desert earth tones, and the landscaping is comprised of xeriscape desert and semi-desert plant materials that conform to the requirements of the **MEDCP**.

DEVELOPMENT DATA

LOT AREA

LOT AREA (NET) 295,027 SF
(6.77 AC)

ZONING: I-1 PCD

BUILDING HEIGHT: 28'-0"

CODE:

2003 INTERNATIONAL BUILDING CODE (IBC) WITH
BOOTHDALE AMENDMENTS AS FOLLOWS

GOVERNING BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE
FOLLOWING CODES AND AMENDMENTS FOR
THEIR ADOPTING JURISDICTIONS:

2003 INTERNATIONAL BUILDING CODE (IBC) (2003)
2003 INTERNATIONAL MECHANICAL CODE (IMC) (2003)
2003 INTERNATIONAL FIRE CODE (IFC) (2003)
1994 UNIFORM PLUMBING CODE (UPC) (2003)
1999 UNIFORM ELECTRICAL CODE (UEC) (2003)

AMERICAN DISABILITIES ACT, ADAAG, & CABO/ANSI A117.1 1992.

SEWING ZONE (SIZ) REG. 1 827.2 as Amended

A) Design and construction in meet requirements of Zone

28 I Sec. 1 827.2 as Amended

B) Zone Footer, 2 = 0.078 Sec. 1 827.2 as Amended

ALL PRODUCTS LISTED BY I.C.B.O./A.E.A. (HARVESTED)

SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S

WRITTEN INSTRUCTIONS. MISCELLANEOUS WITH STRUCTURES,

SWIMMING POOLS, SPAS, FENCES, ETC. WALLS, RETAINING WALLS,

AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.

CONSTRUCTION TYPE: II - B

OPEN SPACE REQUIRED:

GENERAL 390,077 X 108(28-12) X 0.4 = 16.48 = 48,384 SF

PAVING 108,000 SF X 1.08 = 116,640 SF

TOTAL REQUIRED 63,761 SF

OPEN SPACE PROVIDED:

GENERAL 81,203 SF

PAVING 17,572 SF

TOTAL PROVIDED 98,775 SF

BUILDING VOLUME ALLOWED:

295,027 X 8 = 2,360,216 CF

BUILDING VOLUME PROVIDED:

2,036,258 CF

LOT COVERAGE:

107,912 / 295,027 = 36.9%

F.A.R. ALLOWED

40 (PER ZONING CASE)

H/C SPACES REQ'D:

284 SPACES X 48 = 12 SPACES (TOTAL)

VAN SPACES REQUIRED 4 SPACES

H/C SPACES PROV:

12 SPACES

H/C SPACES PROVIDED 12 SPACES

VAN SPACES PROVIDED 5 SPACES

BIKE RACKS REQ'D:

284 SPACES X 75 = 28 RACKS

BIKE RACKS PROV:

28 RACKS

BUILDING AREA:

1st FLOOR 2nd FLOOR TOTAL

A AREA 15,448 SF 4,453 SF 19,901 SF

B AREA 15,090 SF 4,453 SF 19,543 SF

C AREA 24,175 SF 6,314 SF 30,489 SF

D AREA 19,226 SF 5,577 SF 24,803 SF

E AREA 5,889 SF 7,744 SF 13,633 SF

TOTAL 82,824 SF 25,080 SF 107,912 SF

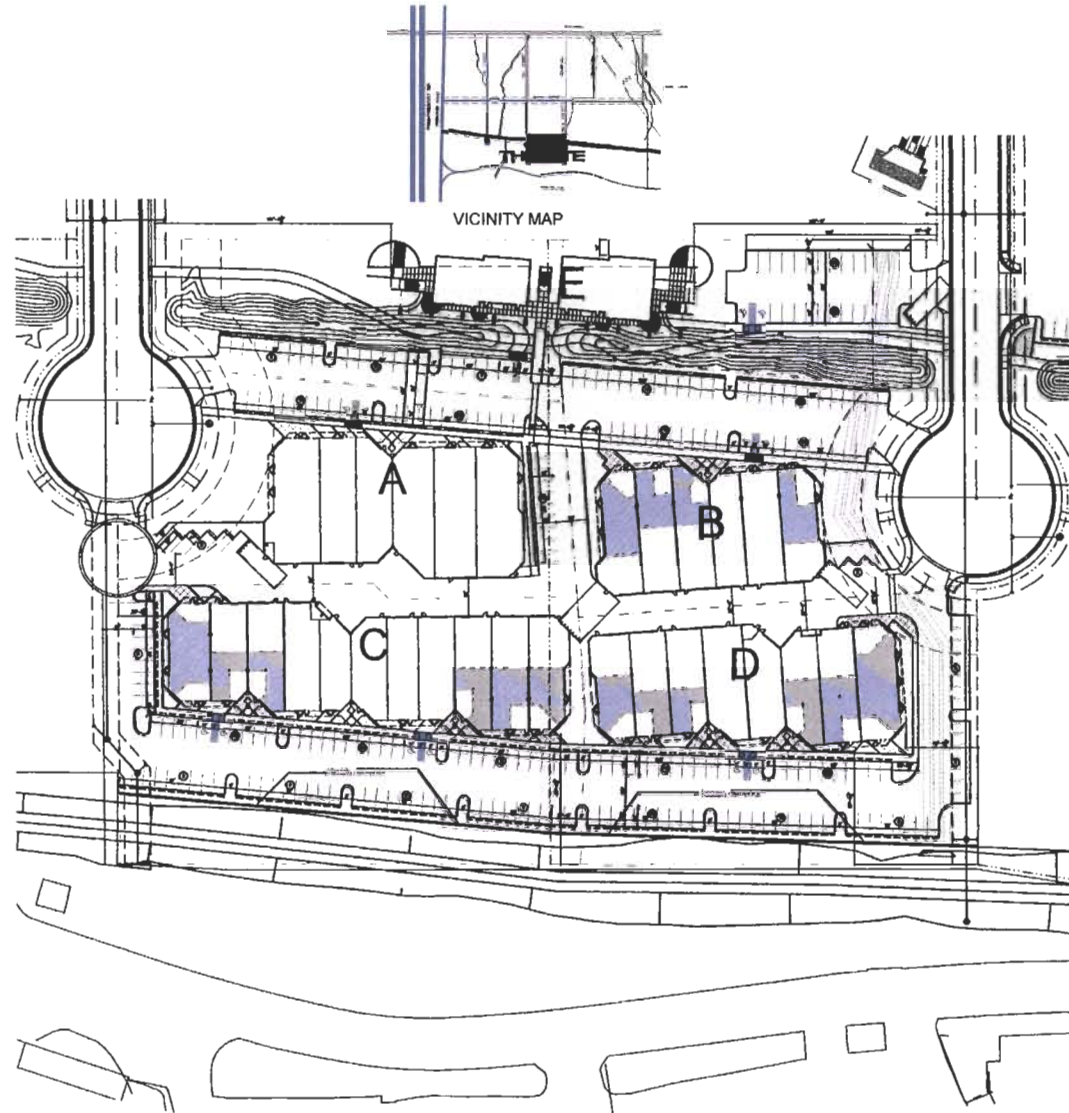
PARKING REQUIRED:

OFFICE 71,000/300 237.0 SPACES

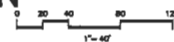
WAREHOUSE 36,813/300 49.0 SPACES

TOTAL SPACES REQUIRED 286 SPACES

TOTAL SPACES PROVIDED 284 SPACES



SITE PLAN



24-DR-2006
2/16/2006



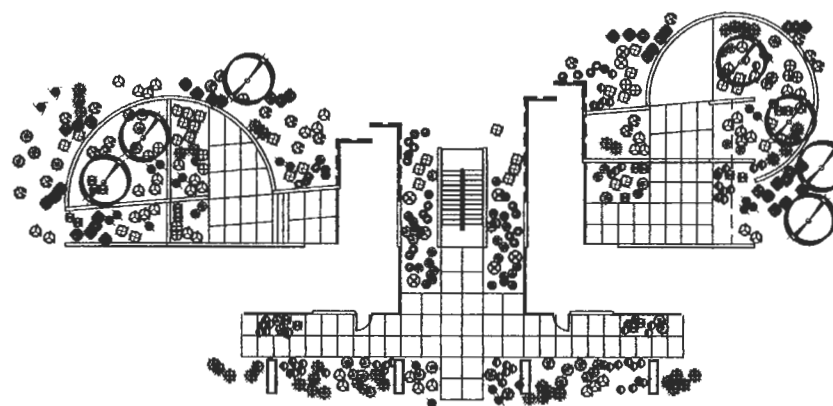
McDOWELL MOUNTAIN BUSINESS CENTER III
AN INDUSTRIAL PROJECT FOR PAVO HOLDINGS, L.L.C.
G.L.O. LOTS 27 & 28

DATE: 1/1/06
REVISION:

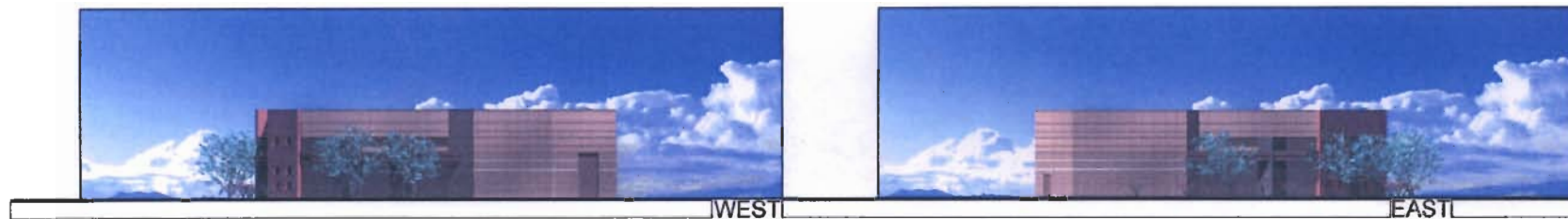
James E. Olson
Architect

Seal of James E. Olson, Architect
Illinois State Board of Architecture
No. 000000001
Exp. 12/31/06

S1.0
SITE PLAN



L1.3 LANDSCAPE PLANE

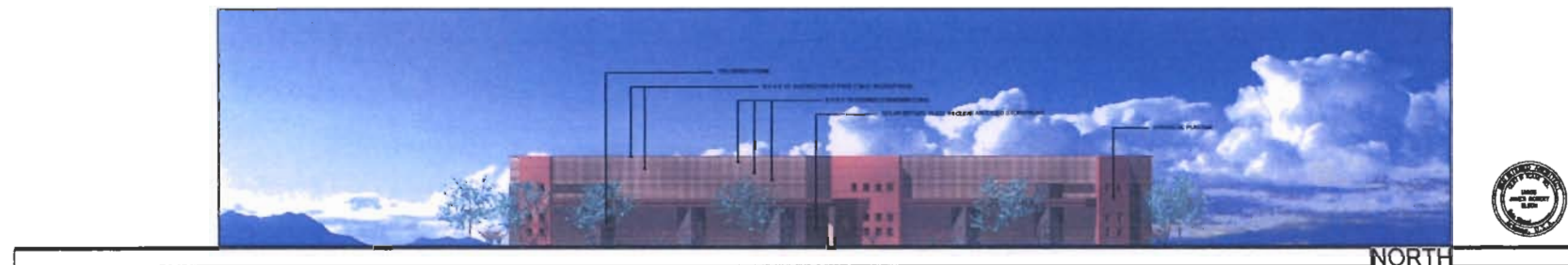


WEST

EAST



SOUTH



NORTH

BUILDING ELEVATIONS / A

SCALE 1/16" = 1'-0"

24-DR-2006
2/16/2006



McDOWELL MOUNTAIN BUSINESS CENTER III
AN INDUSTRIAL PROJECT FOR PAVO HOLDINGS, L.L.C.
G.L.O. LOTS 27 & 28

DATE: 1-10-06
REVISED:

james
olson
architect

10000
12/31/2008

10000
12/31/2008

A3.1
BUILDING
ELEVATIONS

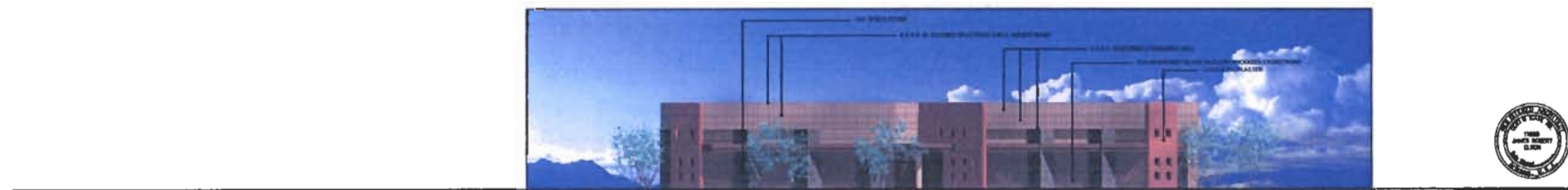


WEST

EAST



SOUTH



NORTH

BUILDING ELEVATIONS / B

SCALE 1/16" = 1' - 0"

24-DR-2006
2/16/2006

McDOWELL MOUNTAIN BUSINESS CENTER III
AN INDUSTRIAL PROJECT FOR PAVO HOLDINGS, L.L.C.
G.L.O. LOTS 27 & 28

DATE: 1/10/06
BY: JES

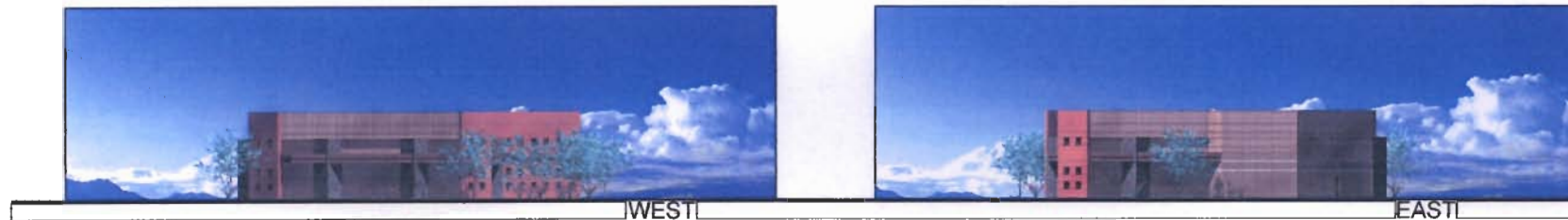
james
erison
architect

1001 N. 10th St. Suite 100
Phoenix, Arizona 85003
(602) 258-1000

www.jameserison.com
james@jameserison.com



A3.2
BUILDING
ELEVATIONS

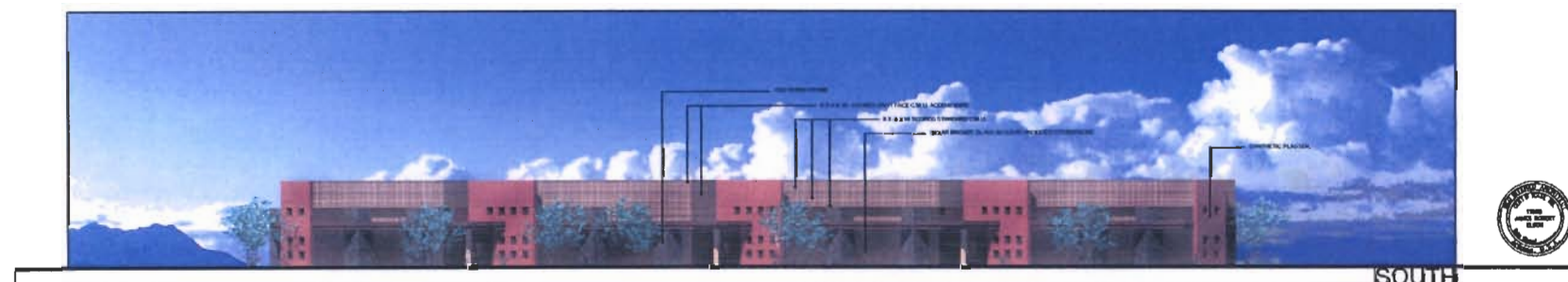


WEST

EAST



NORTH



SOUTH

BUILDING ELEVATIONS / C

SCALE 1/16" = 1'-0"

24-DR-2006
2/16/2006

McDOWELL MOUNTAIN BUSINESS CENTER II
AN INDUSTRIAL PROJECT FOR PAVO HOLDINGS, L.L.C.
G.L.O. LOTS 27 & 28

Scale
1/16" = 1'-0"

james
son

2001 North 21st Street
P.O. Box 10000
Tucson, Arizona 85721

2001 North 21st Street
P.O. Box 10000
Tucson, Arizona 85721



A3.3
BUILDING
ELEVATIONS



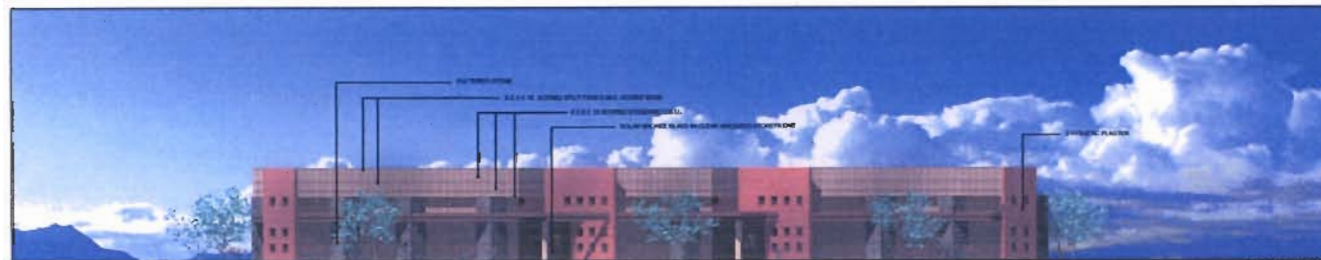
WEST



EAST



NORTH



SOUTH

BUILDING ELEVATIONS / D

SCALE 1/16" = 1'-0"

24-DR-2006
2/16/2006



McDOWELL MOUNTAIN BUSINESS CENTER II
AN INDUSTRIAL PROJECT FOR PAVO HOLDINGS, L.L.C.
G.L.O. LOTS 27 & 28

DATE: 1-10-06
BY: JEO/DA

james
olson
Architect

"BEST QUALITY DESIGN"
awarded by National Best
of Architecture, Arizona
2006

A3.4
BUILDING
ELEVATIONS



WEST



EAST



NORTH



SOUTH

BUILDING ELEVATIONS / E

SCALE 1/16" = 1'-0"

24-DR-2006
2/16/2006

McDOWELL MOUNTAIN BUSINESS CENTER III
AN INDUSTRIAL PROJECT FOR PAVO HOLDINGS, L.L.C.
G.L.O. LOTS 27 & 28

DATE: 2/16/06
REV: 01

james
elston
architect

REVISIONS
1. 2/16/06
2. 2/16/06
3. 2/16/06
4. 2/16/06
5. 2/16/06
6. 2/16/06
7. 2/16/06
8. 2/16/06
9. 2/16/06
10. 2/16/06



A3.5
BUILDING
ELEVATIONS



24-DR-2006
2/16/2006



24-DR-2006
2/16/2006